



HUDSON
MOODY

10 The Conifers, Elvington, York YO41 4DL

A beautifully presented two bedroom mid terrace property located on the edge of the highly regarded village of Elvington to the east of York.

- 2 Double Bedrooms
- Property Sold @ 11% Discount to Open Market Rate as per RICS valuation
- Light & Spacious Living Room
- Impressive Modern Kitchen Diner + Garden Views
- Contemporary House Bathroom
- Forecourt Front Garden. Private Rear Garden + Timber Storage Shed
- 2 Car Parks Spaces
- Village Primary School top 1% nationally for academic achievement (22/23). Fulford School Catchment
- Village Sports Club. Doctors Surgery/Health Centre. Village Pub
- EPC: D. Call Hudson Moody to View

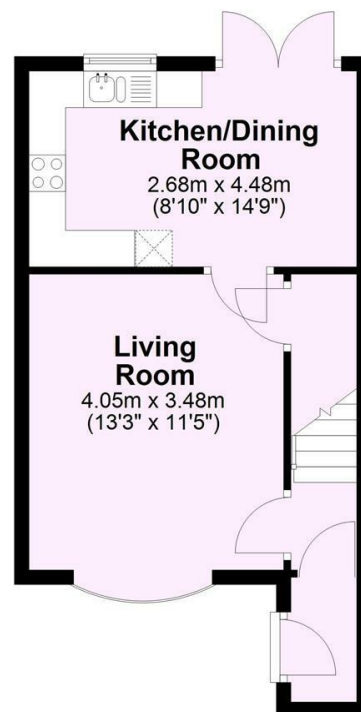
Price £204,700

Tenure: Freehold

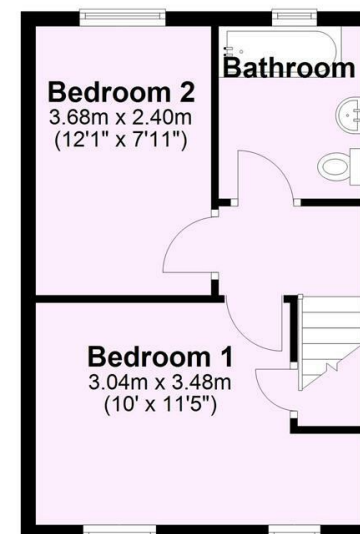
Council Tax Band: B



Ground Floor
Approx. 32.5 sq. metres (349.6 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.6 sq. feet)



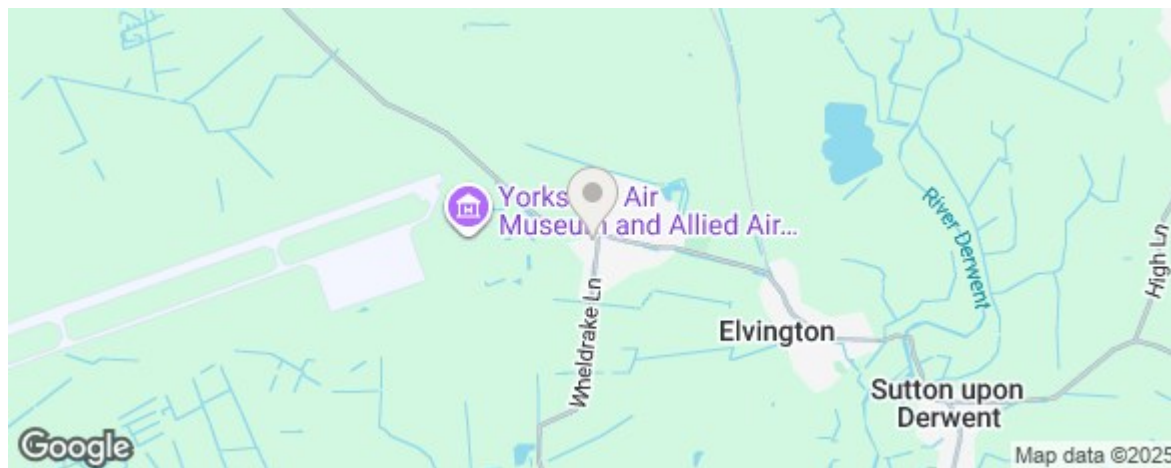
Total area: approx. 63.1 sq. metres (679.1 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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